BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 90-458-SPH 2nd Councilmanic District Diana-Ely Epstein et al,

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the improvements constructed on the subject property as a nonconforming use for medical offices and related accessary uses, including a pharmacy, as more particularly described a plan, dated March 13, 1990, prepared by J. Finley Ransome & Associates, submitted as Petitioners' Exhibit 1.

The Petitioners were represented by Howard L. Alderman, Jr., Esquire. Also appearing on behalf of the Petition was Mr. Jeffrey L. Cohen, a representative and officer of Petitioners' Management Company, BECO, Inc. There were no Protestants.

Testimony on behalf of the Petitioners indicated that the subject property is approximately 1.12 acres in size and is presently subject to a zoning classification of DR 16 on the majority of the site, with a small portion of the site, in the Northeast corner, being zoned BR-CSA. The testimony reflected that Petitioners purchased the subject property in March 1990, and that they became aware of the existing commercial use being located within an area of residential zoning during the development of

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-458-5PH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Property is to be posted and advertised as prescribed by Zoning Regulations.

tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Political County adopted purposes to the Zoning Law for Political County

The existing improvements on the subject site as a valid non-conforming

use in accordance with Baltimore County-Zoning-Regulations Section 104

Legal Owner(s):

I/We do solemnly declare and affirm,

HAP NW. G-H-

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Diana-Ely Epstein -

than Ely Esstein

2620 Oakenshield Drive (301 792-0964

305 W. Chesapeake Ave. 321-0600

Address Phone No.

Rockville, MD 20854

Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted

Howard L. Alderman, Jr. Esq.

Name Levin & Gann, P.A.

Address
Towson, MD 21204

approvals associated with the financing of the purchase of the property.

of the subject property.

Testimony on behalf of the Petitioners, together with a Baltimore County Inter-Office Memorandum, authored by County

- 1. The majority of the subject property was zoned BL-
- 2. The zoning of the majority of the subject site was changed during the 1976 Comprehensive Zoning Process
- other County records indicate why the zoning of the

As evidence of the use of the subject property, Petitioners

Testimony indicated that a complete review of Baltimore County records was conducted on Petitioners' behalf to determine the zoning and building permit approval history regarding this site.

Petitioners presented testimony that the 1971 Official Zoning Map N.W. 6-H of Baltimore County indicated that the majority of this site, the portion presently zoned DR 16, was then zoned BL-CSA and that the remainder of the site was zoned BR-CSA, as it remains to this date. Petitioners introduced as Exhibit No. 2 a portion of the 1971 official 200' Scale Zoning Map NW 6-H and a portion of the 1988 Official 200' Scale Zoning Map NW 6-H as Exhibit No. 3. Delineated on each of these Exhibits is the approximate location

Planner Ervin McDaniel, dated March 12, 1990, indicated that:

CSA in 1971.

from BL-CSA to DR 16. 3. Neither the 1976 Comprehensive Log of Issues, nor

subject site was changed.

J. FINLEY RANSONE & ASSOCIATES REGISTERED LAND SURVEYORS P.O. Box 10160

TOWSON, MARYLAND 21285-0160

ZONING DESCRIPTION RANDALLSTOWN MEDICAL CENTER

ALL that piece or parcel of land situate, lying, and being in the Second Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

BEGINNING for the same at on the northwesterly side of Old Court Road, 307.00 feet, more or less, from the intersection of the centerline of Liberty Road and Old Court Road, and running thence, and binding on the northwesterly side of Old Court Road, and binding on the outlines of the property of the petitioners herein.

1) Southwesterly by a curve to the right with a radius of 6616.74' for a distance of 125.59' (the chord of said arc being South 56 degrees 29 minutes 28 seconds West, 125.59'), thence leaving Old Court Road,

2) North 37 degrees 09 minutes 50 seconds West, 127.54 feet,

3) South 57 degrees 24 minutes 50 seconds West, 154.12 feet,

4) North 55 degrees 38 minutes 20 seconds West, 85.35 feet,

5) North 48 degrees 37 minutes 50 seconds East, 277.19 feet,

6) South 41 degrees 22 minutes 10 seconds East, 81.74 feet,

7) South 64 degrees 09 minutes 00 seconds East, 50.74 feet,

8) South 64 degrees 09 minutes 00 seconds East, 21.20 feet

9) South 32 degrees 09 minutes 30 seconds East, 103.90 feet to the point of beginning.

CONTAINING 1.008 of an acre of land more or less.

THE COURSES in the aforesaid description are referred to the Baltimore County Metropolitan District Grid Meridian. NOTE this description is for zoning purposes only and is not

to be construed as a legal description.

submitted a copy of Baltimore County Building Permit C-588-72 which was issued for the construction on the subject property of a threestory medical center (issued in 1972) and a copy of Baltimore County Building Permit C-742-73 (issued in 1973) for interior alterations to the building on the subject property. Mr. Cohen testified that in his research and investigation on behalf of Petitioners, including review of applicable leases to tenants whose offices are located in the existing improvements, the subject property has been used continuously for medical offices and related accessory uses.

The Baltimore County Zoning Regulations (BCZR) provide for the continuation of uses which were previously, validly constructed and which do not presently conform to uses permitted by present zoning classifications. BCZR Sections 104.1 and 101 clearly permit the continuation of non-conforming uses subject to specifically provided conditions.

Based upon all of the testimony and evidence presented, it is the opinion of the Zoning Commissioner of Baltimore County that the medical office and related accessory uses on the subject property were properly established prior to a change in the zoning classification of the site and that the right exists to continue such uses, subject to all applicable conditions and restrictions imposed herein and by the BCZR.

Pursuant to the advertisement, posting of property, and public hearing held on this case and after due consideration of the testimony and evidence presented, in the opinion of the Zoning

CERTIFICATE OF POSTING

NING DEPARTMENT OF BALTIMORE COUNTY

Location of property: Nir/S Old Court Road 307'SW of c/4 of Liberty.

5310 Old Court Road

Location of Signer In front of 5310 Old Court Road

Commissioner, the relief requested to the Petition for Special Hearing filed is in strict harmony with the spirit and intent of the BCZR and would not be detrimental to the health, safety and general welfare of the community and should therefore be granted.

Therefore, it is this 8 day of June, 1990 ORDERED by the Zoning Commissioner for Baltimore County that the existing improvements on the subject property, in accordance with Petitioners' Exhibit 1, be approved as a non-conforming use for medical offices and related accessory uses including the existing pharmacy, and as such, the Petition for Special Hearing is hereby GRANTED, subject, however, to the limitations and conditions of the BCZR and their enforcement.

NOTICE OF HEARING

Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a

public hearing on the properly identified herein in Room 106 of the County Office Building, lo-cated at 111 W. Chesapeake Av-enue in Towson, Maryland 21204

as follows: Patition for Special Hearing

Case number: 90-458-SPH NW/S Old Court Road, 301 SW of c1 of Liberty Road 5310 Old Court Road 2nd Election District 2nd Councilmanic Petitioner(s): Diana-Ely Epe-

Special Hearing: The existing improvements on the aubject sit

is a valid non-conforming use. In the event that this Petition

granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain

any request for a stay of the is

suance of said permit during this period for good cause show.

Such request must be in writing and received in this office by the

date of the hearing set above opresented at the hearing.

J. ROBERT HAINES

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 5 successive 

PO 104512

Baltimore County  Zoning Commissioner  County Office Building		්තු වීම වෙන
111 West Chesapeake Avenue Towson, Maryland 21204	Account: R-001-	
Date 3/21/90	H900032:	
PUBLIC HEARING FEES	QTY PRICE	
040 -SPECIAL HEARING (OTHER	) 1 X \$175.00	
LAST NAME OF DWNER: CHICKIN, Epstein, Buchen	TOTAL: \$175.00	

CERTIFICATE OF PUBLICATION

NOTICE OF HEADING The Zoning Commissioner of Buttimore County, by authority of the Zoning Act and Regulations of Bettimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapseke Avenue in Towson, Maryland 21204 as follows: Petition for Special Hearing Case number: 90-458-SPH NW/S Old Court Road, 307' SW of of of Liberty Road 5310 Old Court Road Special Hearing: The existing improvements on the subject site as a valid non-conforming use. In the event that this Polition is consisted a building the subject to the su granted, a building pormit may be secued within the thirty (30) day apper period. The Zoning Com-mir-coner will, however, entertain Say request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 5 successive weeks, the first publication appearing on  $\frac{200}{200}$ , 19  $\frac{90}{200}$ 

THE JEFFERSONIAN.

Attorney's Telephone No.: 321-0600 of \_\_\_\_\_\_, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Coun'y, on the 294 day of May 1920, at o'clock

Contract Purchaser:

Signature

(Type or Print Name)

Attorney for Petitioner:

(Type or Print Name)

Towson, MD 20204

Howard L. Alderman, Jr. Esq.

305 W. Chesapeake Ave.

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day

B B 138 \*\*\* \* 17500: a 2225

90-458-SPH

Date of Posting May 4: 1990

and received in this office by the date of the hearing set above o presented at the hearing. J. ROBERT HAIM Zoning Commissioner Ballimore Cou

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 3rd day of the first publication appearing on the

Location appearing on the

the second publication appearing on the the third publication appearing on the THE NORTHWEST STAR

LEGAL NOTICE PARK HEIGHTS AVENUE BALTIMORE COUNTY
ZONING COMMISSIONER
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204 Newly Renovated NOTICE OF HEARING
The Zoning Commissioner of Baltimore
County, by suthority of the Zoning Act and
Regulations of Baltimore County will hold a Bancroft Court & Knightsbridge Apartments Conveniently located regulations or cellimore county will note a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Putition for Special Hearing
CASE NUMBER: 90-458—SPH
NW/S Old Court Road, 307 SW of c/l of liberty Road. Leasing Office Located at 5906 Park Heights Ave. CALL 542-8339 New York Court Road
5310 Old Court Road
2nd Election District—2nd Councilmanic
Petition(s): Diana-Ely Epstein, et al
HEARING: Tuesday, May 29, 1990 at 2:00 p.m. Special Hearing: The existing improvements on the subject sits as a valid non-conforming BRISTOL HOUSE in the event that this Patition is granted, a building permit may be issued within the thirty

(30) day appeal period. The Zoning Com-(30) day appear period. The Zoning Com-missioner will, however, enterlain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by We now have one 2 BR apartment for rent. New carpeting, new appliances, elevator, security, air conditioning, all utilities included. (Except elec.) LEGAL NOTICE BALTIMORE COUNTY NOTICE OF A PROPOSED PROPERTY TAX INCREASE CALL 358-8442 The County Council of Baltimore County proposed to increase property taxes.
For the tax year beginning July 1, 1990, the estimated assessable base will increase by 3.6%.
If Baltimore County maintains the current tax
rate of \$2.895 per \$100, properly tax revenues rate of \$2.895 per \$100, properly tax revenues will increase by 3.6%, resulting in \$12.796,942 of new property tax revenues.

In order to offset the effect of increasing assessments, the property tax rate should be reduced to \$2.794, the constant yield tax rate.

The County is considering not reducing its FOR SALE FOR SALE property tax rate enough to offset increasing assessments. The proposed property tax rate is \$2.896 per \$100.

A Public Hearing on the proposed property. lqlees Zoning Commissioner
County Office Building
111 West Chesapeuke Avenue

Diana-Ely Epstein, et al c/a BECO, Inc. 2620 Oakenshield Drive Rockville, Maryland 20854 Re: Petition for Special Hearing CASE NUMBER: 90-458-SPH NW/S Dld Court Road, 307' SW of c/l of Liberty Road 5310 Old Court Road 2nd Election District - 2nd Councilmanic Petitioner(s): Diana-Ely Epstein, et al HEARING: TUESDAY, MAY 29, 1990 at 2:00 p.m. Please be advised that  $\frac{93.57}{}$  is due for advertising and posting of the above captioned property. THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)
RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING. Please make your check payable to Baltimore County, Maryland. Sring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin. Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned. JRH:qs Howard L. Alderman, Jr., Esq.

Baltimore County

(301) 887-3353

Zoning Commissioner Office of Planning & Zoning

Towson, Maryland 21204

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines
Zoning Commissioner

May 15, 1990

Howard L. Alderman, Esquire Suite 113 305 W. Chesapeake Avenue

RE: Item No. 325, Case No. 90-458-SPH Petitioner: Diana-Ely Epstein Petition for Special Hearing

Dear Mr. Alderman:

Towson, MD 20204

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

2620 Oakenshield Drive Rockville, MD 20854

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner

PUBLIC HEARING FEES

080 -FUSTING SIGHS / ADVERTISING

LAST NAME OF DWNER: EPSTEIN/BERMAN



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 11th day of April, 1990.

TOTAL: #93.57

B 105\*\*\*\*\*\*9357:a 8308F

Please make checks payable to: Baltimere County

ZONING COMMISSIONER

Petitioner: Diana-Ely Epstein, et al Petitioner's Attorney: Howard L. Alderman BALTIMORE COUNTY, MARYLAND

DATE: April 6, 1990

INTER-OFFICE CORRESPONDENCE

J. Robert Haines

Zoning Commissioner

Pat Keller, Deputy Director Office of Planning and Zoning Henry F. Renard, Item No. 326

Theresa Marie Durbon, Item No. 328 Diana Ely Epstein, Item No. 3257 Donald H. Wilson, III, Item No. 323 Richard H. Kress, Item No. 320 Michael R. Spodak, Item No. 318
Richard C. Tilghman, Item No. 319
Durban Road Ltd. Part., Item No. 315
Fitch Avenue Ltd. Part., Item No. 314 Douglas E. Abrams, Item No. 308 Chestnut Ridge Country Club, Item No. 300

In reference to the Petitioners' requests, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMVARI.ED/ZAC1

Baltimore County
Department of Public Works

Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

Petitioners

Howard L. Alderman, Jr., Esq.

Baltimore County

(301) 887-3353

J. Robert Haines Zoning Commissioner

Zoning Commissioner Office of Planning & Zoning

Petition for Special Hearing

NW/S Old Court Road, 307' SW of c/l of Liberty Road

date of the hearing set above or presented at the hearing.

2nd Election District - 2nd Councilmanic

Petitioner(s): Diana-Ely Epstein, et al

HEARING: TUESDAY, MAY 29, 1990 at 2:00 p.m.

CASE NUMBER: 90-458-SPH

5310 Old Court Road

April 12, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore

County will hold a public hearing on the property identified herein in Room 106 of the County Office Building

Special Hearing: The existing improvements on the subject site as a valid non-conforming use.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permi during this period for good cause shown. Such request must be in writing and received in this office by the

J. ROBERT HAINES

located at 111 W. Chesapeaka Avenue in Towson, Maryland 21204 as follows:

Towson, Maryland 21204

April 6, 1990



J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 322, 323, 325, 326, 327, and 328.

Michael S. Flanigan

Traffic Engineer Assoc. II

MSF/lvw

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke

APRIL 6, 1990



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

DIANA-ELY EPSTEIN AND ROBIN-ELY BERMAN RE: Property Owner:

#5310 OLD COURT ROAD Location:

Zoning Agenda: APRIL 10, 1990 Item No.: 325

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Catt Log V6-90 Approved Cartain Fire Prevention Bureau Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for April 10, 1990

. The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 323, 325 326, 327 and 328.

For Item 322, the previous County Review Group comments apply.

Robert W. Bowling, ROBERT W. BOWLING, P.F., Chief Developers Engineering Division

LEVIN, GANN & HANKIN, P.A. 305 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 (301) 221-0600 I enclose herewith an executable order with the two modes cockins (Ex #2 \$ Ex #3) made by you on page Thank you for you quick revew of the draft. Please More Markene call the ## when I can have a signed copy of the order pricted up. Over client

Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353 J. Robert Haines
Zoning Commissioner

June 7, 1990



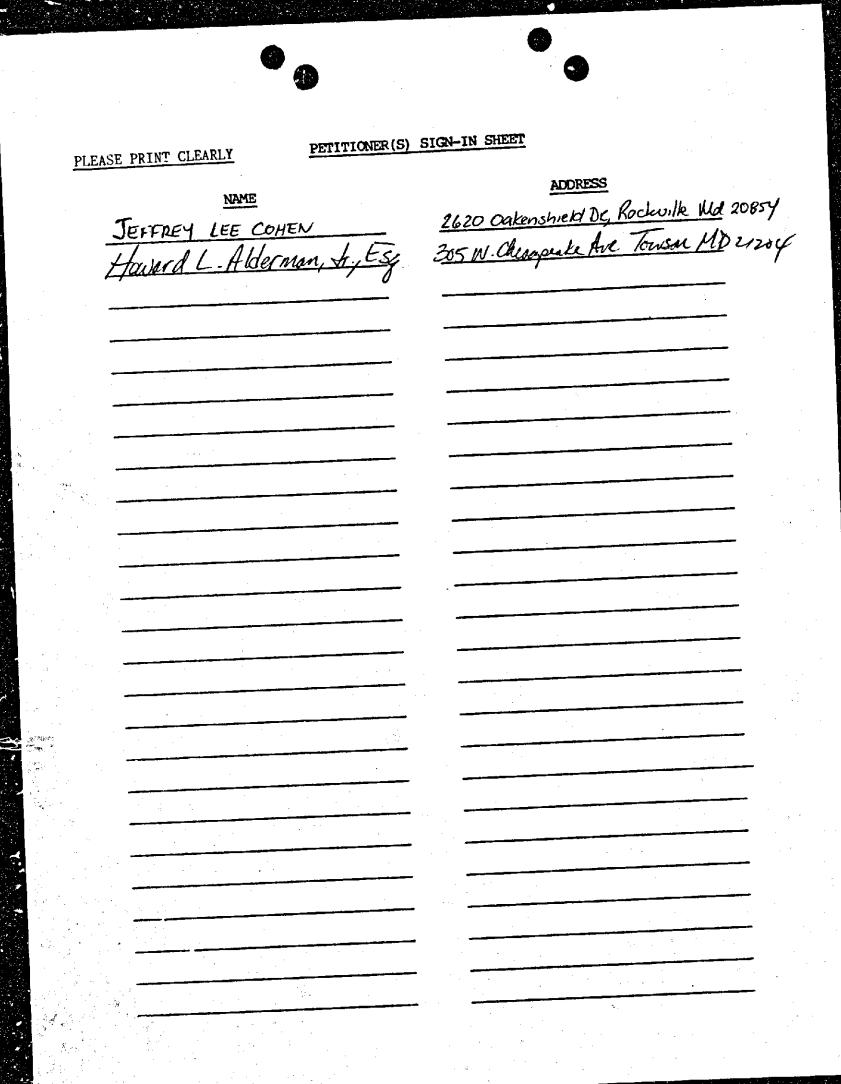
Howard Alderman, Esquire Levin, Gann and Alderman 305 W. Chesapeake Avenue Towson, Maryland 21204

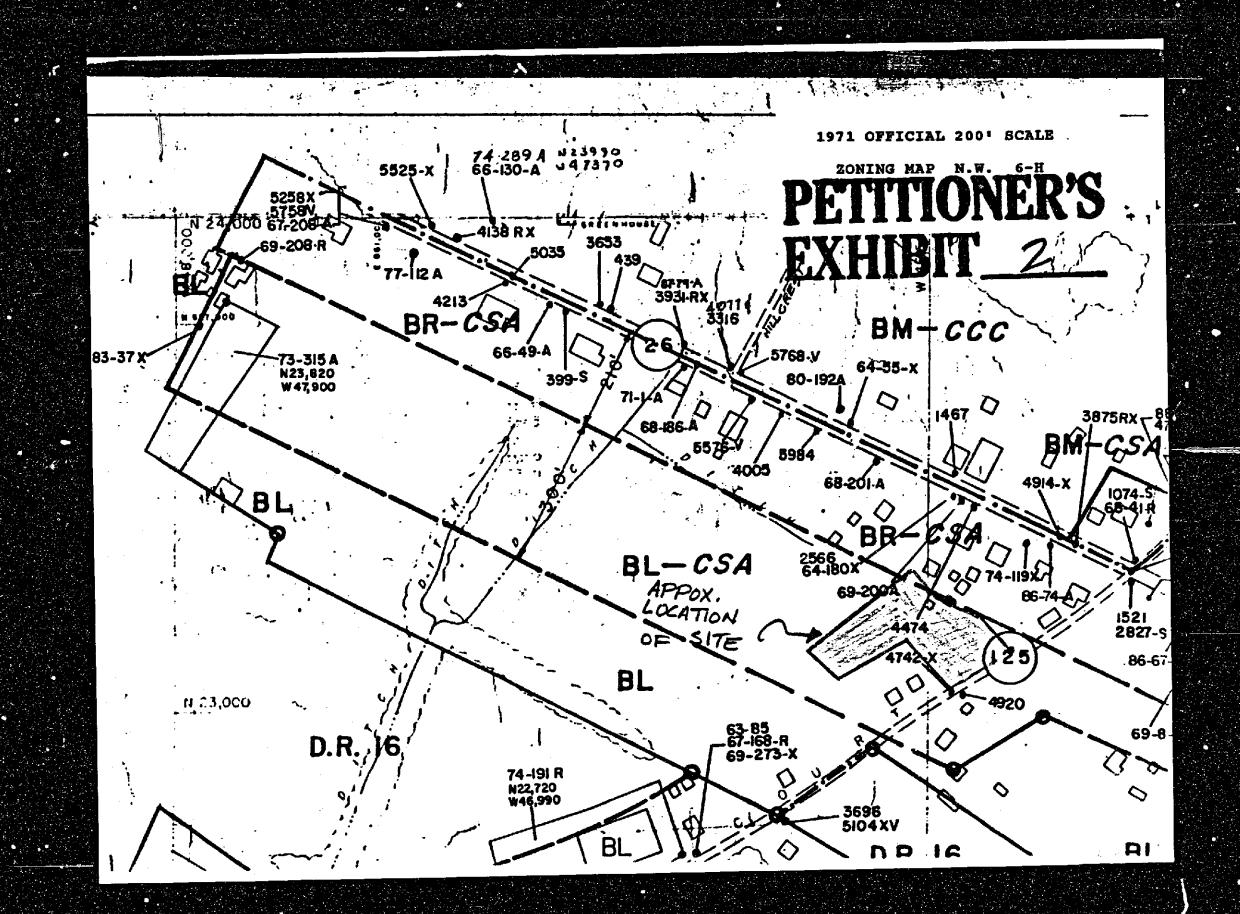
> RE: Petition for Special Hearing Randallstown Medical Center Case #90-458-SPH

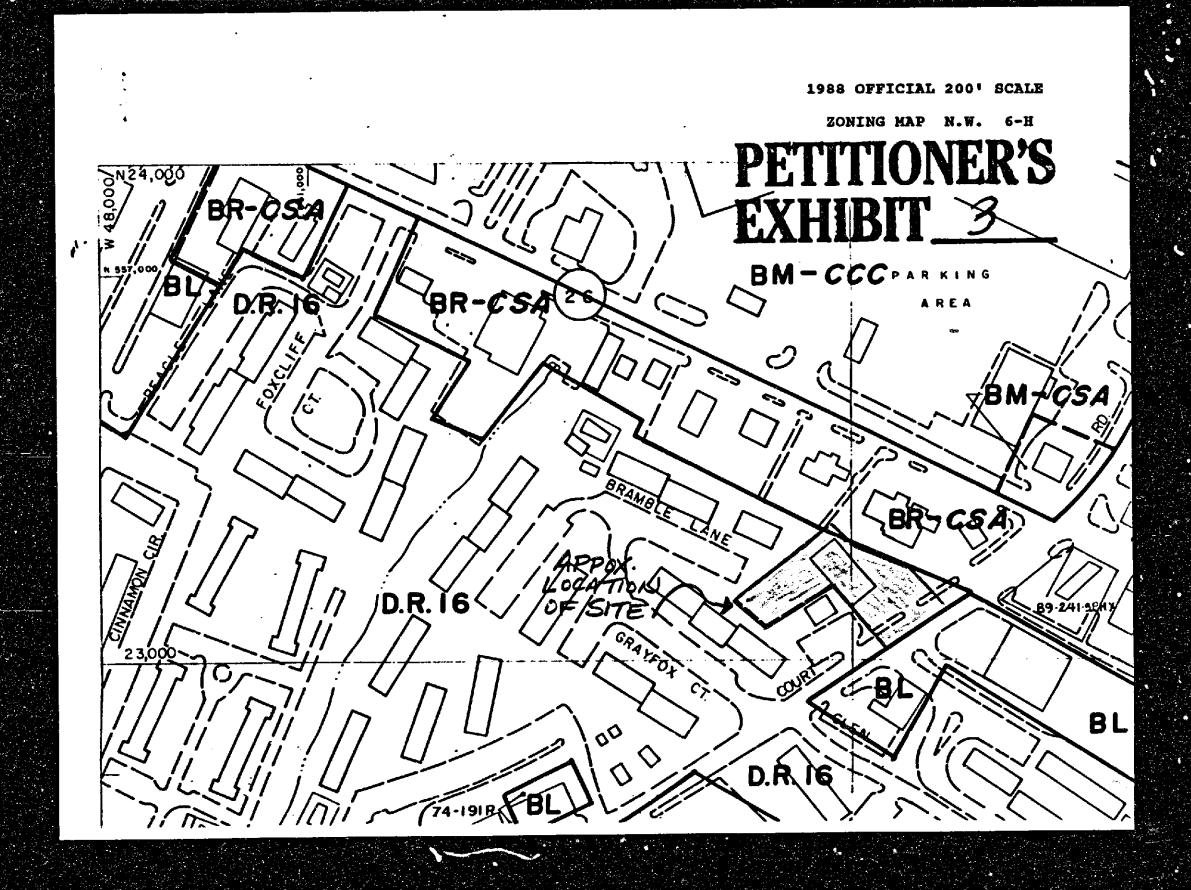
Dear Mr. Alderman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.







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BALTIMORE COUNTY, MARYLA

INTER-OFFICE CORRESPONDENCE

TO: Adele Kass, Aide Council Office

DATE: March 12, 1990

FROM: Ervin McDaniel, Planner Office of Planning & Zoning

SUBJECT: Zoning History of the Randallstown Medical Center

In response to your request to determine the zoning history for the Randallstown Medical Center, I have found the following.

According to the 1971 Zoning Map (Map A), the property in question was zoned BL-CSA. With the 1976 Zoning Map and all proceeding zoning maps, the property was zoned DR 16 (Map 3 - 1976 Issue Map and Map C - 1988 Zoning Map).

The property in question is not listed in the 1976 Log of Issues for zoning changes. I was not able to find any record as to when or why the zoning was changed on the property in question.

The owner of this property has two options to have this property zoned to BL. He may enter the Cycle Zoning Process which has a filing deadline of August 31, 1990 or he may wait until the 1992 Comprehensive Zoning Process.

EM: 1f

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PETITIONER'S EXHIBIT 5

90-4585PH

Baitimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines Zoning Commissioner

March 1, 1990

Howard L. Alderman, Jr., Esq. Levin & Gann 305 W. Chesapeake Avenue Towson, Maryland 21204



RE: Zoning Verification for an Existing Medical Office NWS Old Court Road 320' +/-SW of Liberty Road 5310 Old Court Road 2nd Election District

Dear Mr. Alderman:

This letter references our ongoing correspondence concerning the above referenced site. The property has been determined during a zoning verification request to be zoned predominately D.R. 16 (16 units per acre) a use which does not currently permit the medical office use now existing on the site.

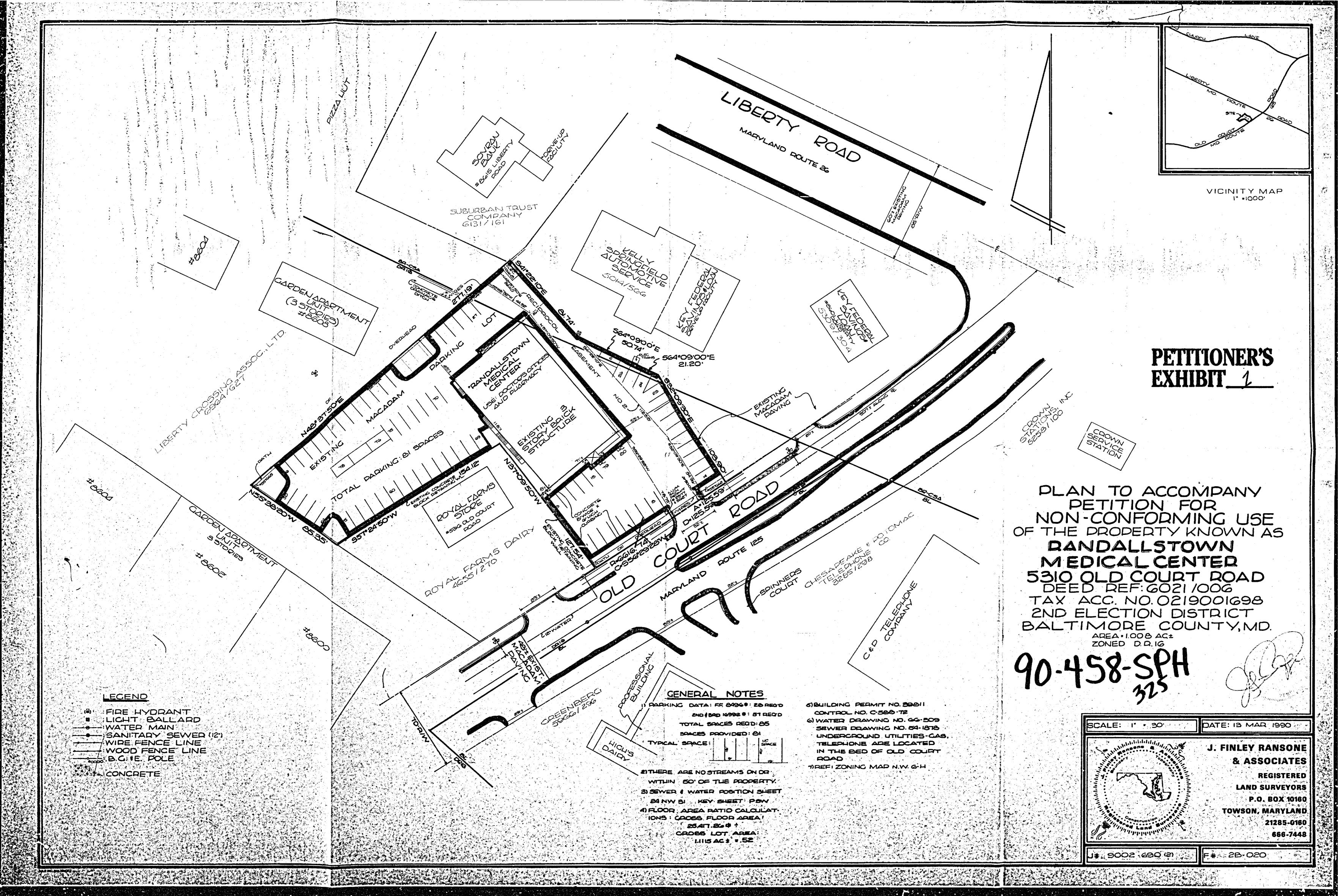
A review of the evidence presented by you (previously approved building permit numbers C-588-72; 1972 and C-742-73; 1973) along with the documentation that the site was zoned BL-CSA during this time would indicate that it was proper for this office to approve the existing use at that time; however, we cannot approve the use at this time without a finding by the Zoning Commissioner at a required public hearing to establish the legal non-conforming use.

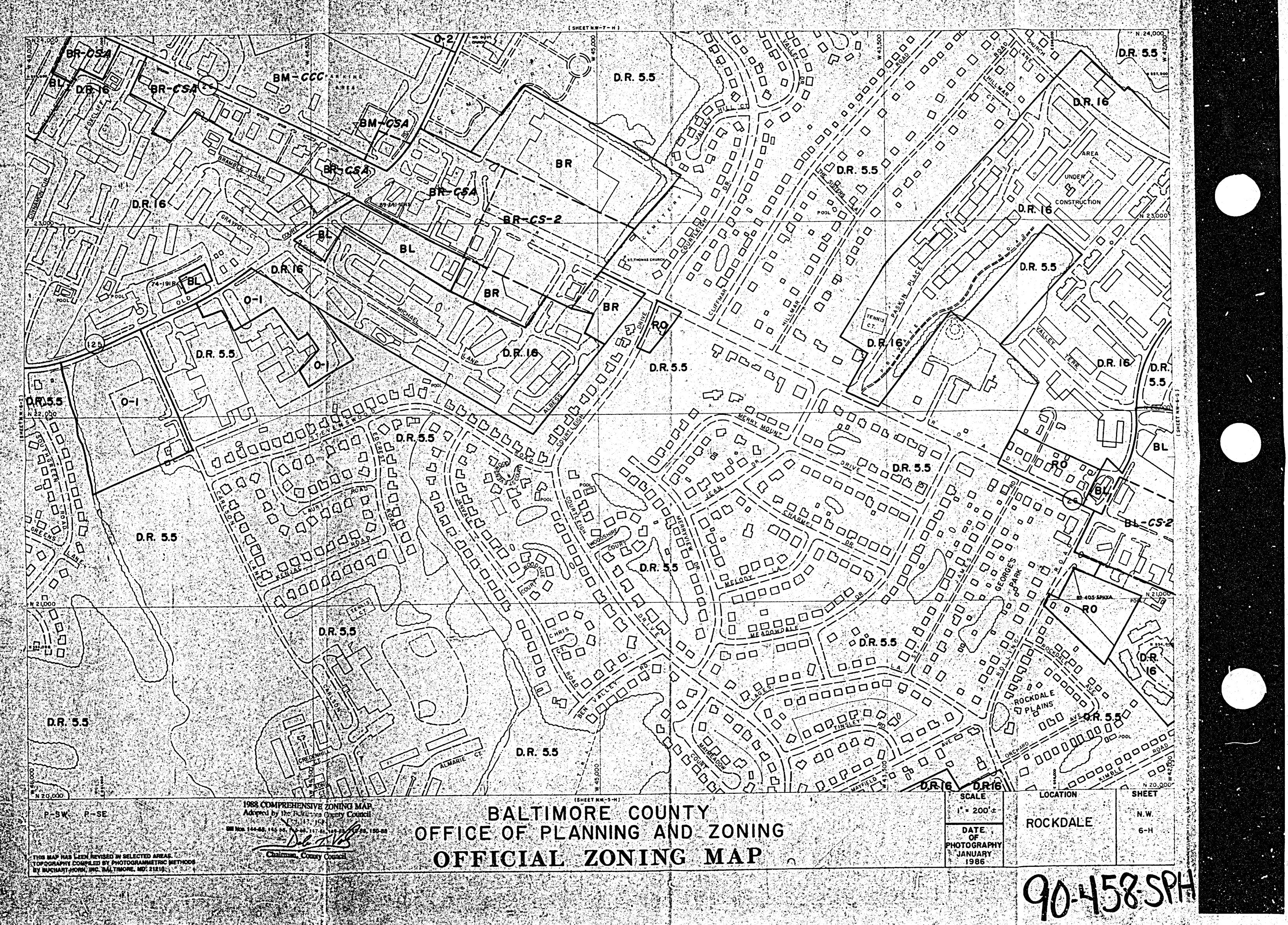
In the absence of any challenge or complaint, this office will not pursue any action to force a cessation of the previously approved use.

If you require further assistance, please do not hesitate to call me at 887-3391.

PETITIONER'S Le Call Mark

Planning & Zoning Associate







Baltimore County
Department of Permits and
Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

January 9, 1998

Ms. J. Esther Reiz Director of Special Projects BECO Management, Inc. 11140 Rockville Pike, Suite 300 Rockville, MD 20852

RE: Zoning Verification
5310 Old Court Road
Randallstown Medical Center
Zoning Case 90-458-SPH
2nd Election District

Dear Ms. Reiz:

This letter is in response to your request dated December 22, 1997. The current zoning of the subject property is primarily B.L.-A.S., with some B.R.-A.S.

Special Hearing case 90-458-SPH ordered that the existing improvements on the property be approved as non-conforming use for medical offices and related accessory uses including the existing pharmacy (see enclosed copy of order).

The list of tenants you submitted all appear to conform to that category as you have represented them.

There are no outstanding citations currently held against the property by Baltimore County.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John R. Alexander

Planner II Zoning Review

JRA:rye

c: zoning case 90-458-SPH

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